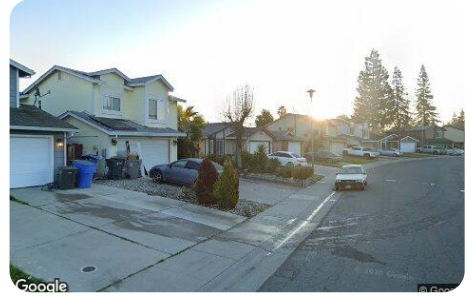


Single Family Residence **RESIDENTIAL**

895 RANCHO ROBLE WAY

SACRAMENTO, CA 95834

\$405,378 TopHap Estimate · \$293 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,385 ft²
LIVING AREA

0.1 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$405K

\$388K low

\$423K high

Last Sale

\$148,000 · Nov 4, 2008

Est. Owner Equity

\$197,578

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$2,547 (2025)
Assessed Value	\$194,382
Previous Assessed	\$190,572

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

99
FLOOD

70
WILDFIRE

51
HEAT

41
STORM

26
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 19, 2008	Resale	Grant Deed	\$148,000	\$107	\$145K
Aug 19, 2008	Foreclosure sale	Trustees Deed	\$145,846	\$105	
May 5, 2004	Quitclaim	Quit Claim Transfer			\$176K
Dec 7, 1999	Resale	Grant Deed	\$114,500	\$83	\$117K
Jun 25, 1993	Resale	Grant Deed	\$118,000	\$85	\$117K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Garden Valley Elementary School	Elementary	KG–6	0.3 mi
Rio Terra Junior High School	Middle	7–8	0.4 mi
Grant Union High School	High	9–12	2.5 mi

District: Twin Rivers Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95834

93 CRIME INDEX	82 AIR POLLUTION	35,771 POPULATION	\$89K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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